



3 Manor Gardens
St. Erth, TR27 6JH







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Situated in the charming village of St Erth, this beautifully presented detached family home offers a perfect blend of modern living and tranquil surroundings. The property is located within an exclusive gated development of just three houses, and offers a central position that is both convenient and desirable. Upon entering, you will find two spacious reception rooms that provide ample space for family gatherings and entertaining guests.

The well-appointed modern kitchen is a highlight of the home, designed to meet the needs of contemporary family life while offering a stylish and functional space for culinary pursuits. The property features three comfortable bedrooms, with an en-suite master, providing plenty of room for family members or guests. With two well-designed bathrooms, morning routines and evening relaxation can be enjoyed with ease and privacy. In addition to its impressive interior, this home also benefits from a garage and off-road parking, ensuring that you have secure and convenient access to your vehicles. With its attractive setting and modern comforts, this detached family home in St Erth is a rare find. It presents an excellent opportunity for those looking to settle in a sought-after village, where community spirit and natural beauty abound. Do not miss the chance to make this delightful property your new home.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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Guide Price- £485,000

Location

St Erth is a sought after village which has a lovely pub, village store, children's play park, church, and a well regarded school and nursery. There are some pretty walks along the St Erth River to enjoy, with a few fishing lakes locally. St Ives, Hayle, Penzance and the A30 are all within easy reach. Transport links are great too with a bus stop at the end of the road and a train station close by which serves the nearby town of St Ives Bay as well as Truro and London, Paddington.

Accommodation

Entrance porch
Hallway
Lounge
Dining room
Kitchen breakfast room
Conservatory
WC

Bedroom
En Suite
Bedroom
Bedroom
Bathroom

Outside

Electric gates provide entrance into the courtyard. The property benefits from well presented gardens, that wrap around the house with gated access providing good levels of security. Lawn areas with mature shrubs and bushes. South facing patio area which affords great sunshine. Outdoor storage areas.

Garage

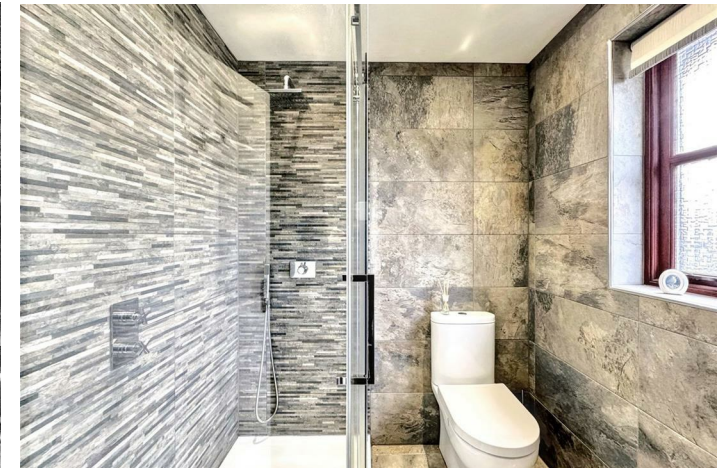
Good size garage with an electric door. Equipped with power and light, as well as a mezzanine storage area

Parking

Off road parking for 2-3 vehicles.

Services

Mains water, electricity, drainage and gas. Freehold tenure.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agents Note

Our clients have informed us that they own the courtyard and driveway, the neighbouring two properties have a legal right of access over it. Our clients have also informed us that there is a voluntary charge of £18 per month for each property, which covers maintenance of the electric gates & the driveway.

Council Tax Band D**Anti Money Laundering Regulations – Purchasers**

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

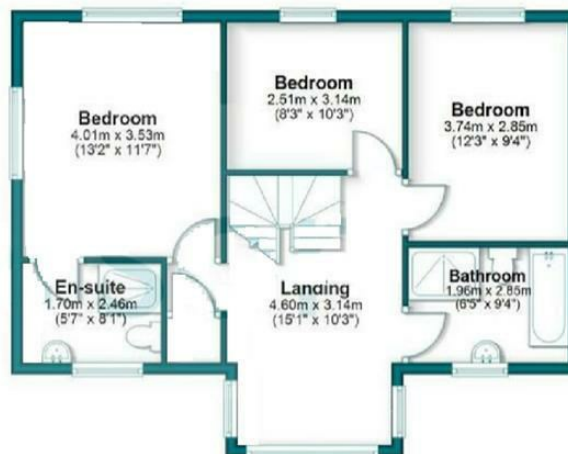
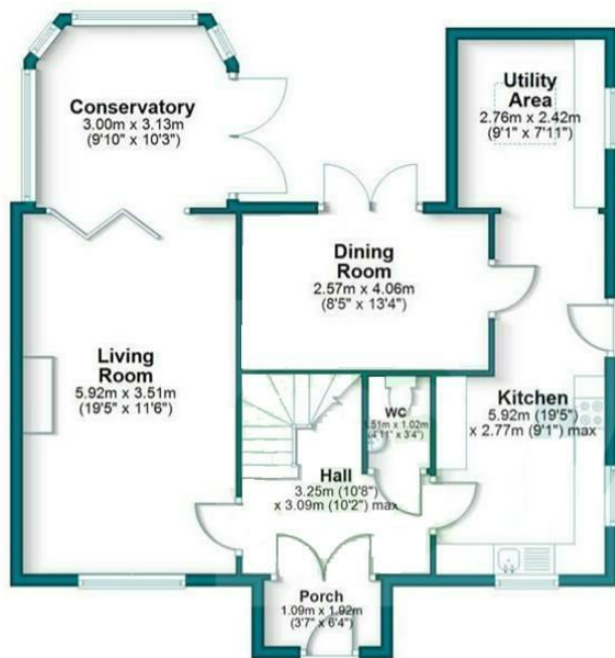
Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

What3Words

///crunch.solo.imprinted





The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

